



# Village of Biscayne Park

640 NE 114<sup>th</sup> Street  
Biscayne Park, FL 33161

Tel: 305 899 8000  
Fax: 305 891 7241

Date: September 25, 2013

To: Mayor and Commission

From: Rox Ross

**Re: Annexation of the Biscayne Corridor Annexation Area**

**Request:** Approval of Resolution 2013-46

RESOLUTION OF THE VILLAGE COMMISSION OF THE VILLAGE OF BISCAYNE PARK, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO ENGAGE MUNICIPAL PLANNERS TO COLLECT DATA, PREPARE NECESSARY REPORTS AND A FORMAL APPLICATION FOR SUBMISSION TO MIAMI-DADE COUNTY TO ANNEX INTO THE VILLAGE OF BISCAYNE PARK AN AREA REFERRED TO AS “BISCAYNE CORRIDOR ANNEXATION AREA,” BORDERED ON THE WEST-SIDE BY THE FEC RAILWAY, ON NORTH-SIDE BY NORTHEAST 121 STREET, ON THE EAST-SIDE BY BISCAYNE BOULEVARD, ON THE SOUTH-SIDE BY NORTHEAST 119 STREET, EXCEPT THAT BETWEEN NORTHEAST 16 AVENUE AND BISCAYNE BOULEVARD THE SOUTH BORDER SHALL EXTEND TO THE POINT WHERE NORTHEAST 16 AVENUE AND BISCAYNE BOULEVARD INTERSECT NEAR 116 STREET; AND TO IMPLEMENT A PLAN FOR PUBLIC ENGAGEMENT OF PROPERTY OWNERS OF THE BISCAYNE CORRIDOR ANNEXATION AREA; PROVIDING FOR AN EFFECTIVE DATE

## **Background and Analysis:**

Annexation of adjacent unincorporated areas in order to diversity the tax base has been a topic of discussion in Village for at least a decade. In 2004, the area east of the FEC Railway was identified as a priority to be considered in a phased approach.<sup>1</sup>

---

<sup>1</sup> *Village of Biscayne Park Annexation Feasibility Study*, Florida International University Metropolitan Center (July 6, 2004).

The 2005 Growth Management Act brought significant changes to Florida law, and required all municipal to update their comprehensive plans. The Village's 1988 Comprehensive Plan was thoroughly reviewed in a process that spanned from 2007 through 2010 (4 years and 7 different Commissioners). The evaluation and appraisal of the Comprehensive Plan included extensive Public, Planning Board and Commission participation, with workshops held on **January 9, January 27, February 20 and March 20, 2007**, and a Planning Board public hearing on **February 11, 2008**, all of which resulted in the 2008 Comprehensive Plan Evaluation and Appraisal Report ("2008 EAR"). The 2008 EAR, in part, recommended that the Village implement a policy to coordinate with Miami Dade County and other jurisdictions in order to evaluate the feasibility of annexing adjacent unincorporated areas, and identified the area east of the FEC Railway as the top priority. Two public hearings later, held on **March 4 and August 5, 2008**, the Village Commission unanimously approved Ordinance No. 2008-2, adopting the 2008 EAR, and the same was submitted for review by the Florida Department of Community Affairs through the South Florida Regional Planning Council ("State Agency") in accordance with Section 163.3191, Florida Statutes. The State Agency commented and found the submittal sufficient. After three additional public hearings, on **February 10** (Planning Board), **March 16, and October 5, 2010**, the Village Commission unanimously approved Ordinance No. 2010-3, adopted the 2025 Comprehensive Plan Adopted Component ("Adopted Components"), and amended the Village Comprehensive Plan. One of the Adopted Components addresses the evaluation and feasibility of annexing adjacent unincorporated areas as described above.

Annexation continues to be a topic of discussion with the current Commission. Internal and external factors press for serious consideration of annexation opportunities today, including:

- The loss of significant revenues over the past five years (approximately \$510,000 - 30% of ad valorem taxes) and steep decline in unrestricted reserves.
- Economic forecasts of municipal revenues. Ken Small's presentation at the Florida League of Cities' Annual Conference -- Dollars & Sense: City Revenues in the Near Future, details statewide trends and calculates that it will take about another 4 years -- until 2017, for Statewide Taxable Values to near the values seen 4 years ago in 2009. Note that with a constitutionally protected 3% cap on increases of assessed value for homestead properties, residential areas like Biscayne Park will lag behind these statewide projected recoveries.<sup>2</sup>
- Miami Dade County lifting the moratorium on incorporation/annexation creates an environment where unincorporated areas can access municipal services from local government, leaving the County to focus on regional issues.
- The burden of unfunded mandates enacted by the state legislature, along with reductions in state revenue sharing and other intergovernmental sources of revenue.
- The potential of another municipality expanding its boundaries to encompass the area of interest for the Village.<sup>3</sup>

Many opinions expressed as the Annexation Workshop held on September 21 and recent emails encourage pursuit of the annexation process in order to diversity the Village's tax base and improve sustainability, to influence an area that has been the source of concern for the Village, to continue to provide quality services in the existing Village and in adjacent areas.

---

<sup>2</sup> A copy of Ken Small's *Dollars & Sense: City Revenues in the Near Future* was included in the August 6, 2013 Biscayne Park Commission Regular Meeting Agenda, not repeated here in the interest of economy.

<sup>3</sup> The North Miami Council voted 3-2 to proceed with an application to annex the Biscayne Corridor Annexation Area and other parcels.

Speakers at the Annexation Workshop also expressed doubt and raised questions that can only be answered as the annexation process unfolds.

It is a complicated, multi-step, negotiated process, without a doubt. But it is an opportunity to bring great benefit to the Village and surrounding areas. No other unincorporated area abutting Village boundaries can offer an equally diversified tax base per acre, as the Biscayne Corridor Annexation Area does. In the words of Ken Small, “The strong tax base this area has, together with additional expenses be[ing] a fraction of the new revenues is what most cities dream for in an annexation. The significant increase in taxable value will definitely have a very positive impact on future millage levies if the annexation occurs.”<sup>4</sup>

### **Fiscal / Budgetary Impact:**

Municipal Planners Bell & David have provided an estimate of \$15,000 to carry the annexation process through a 12-month development to near conclusion – Second Reading for the County Commission to deny or approve the application. The approved budget for fiscal year 2014-15 allocations \$10,000 that could be expended for this purpose and additional funds may be reallocated if needed.

### **Recommendation:**

Proceed with approval of this Resolution, authorize Village Manager to engage Municipal Planners to collect data, prepare necessary reports, documentation and a formal application for submission to Miami Dade County to annex into the Village an area referred to as the Biscayne Corridor Annexation Area, bordered on the West-Side by the FEC Railway, on the North-Side by Northeast 121 Street, on the East-Side by Biscayne Boulevard, on the South-Side by Northeast 119 Street, except that between Northeast 16 Avenue and Biscayne Boulevard the South Border shall extend to the Point where Northeast 16 Avenue and Biscayne Boulevard intersect near 116 Street, as specifically delineated in Exhibit A attached to the Resolution; and to implement a plan for public engagement of property owners of the Biscayne Corridor Annexation Area.

---

<sup>4</sup> See 9/21/2013 email from Ken Small, Technical Assistance Manager, noted municipal tax and finance expert with the Florida League of Cities.

FOR PUBLIC VIEWING  
Evaluation & Appraisal Report  
August 2008

# Village of Biscayne Park, Florida 2008 Comprehensive Plan Evaluation and Appraisal Report

Revised after review by South Florida Regional Planning Council  
Approval recommended by LPA July 21, 2008



Prepared for the Village by: Bell David planning Group

## **II.D. Fiscal Management**

The Village of Biscayne Park is a small, substantially developed residential community. Because the majority of its lands are in residential uses, demands for services are high while the tax base is limited. There are few opportunities to increase the tax base through new development or redevelopment, or to diversify the tax base by providing new commercial uses. These constraints may inhibit the Village's ability to provide services during the planning period, or to maintain its financial feasibility in the future.

Like many communities in the State, the Village is challenged by the recent movement to reduce property taxes. The Village's Fiscal Year (FY) 2007 millage rate is 8.34 mills, reduced from 9.20 mills in FY 2007. The rollback was in response to State legislation that required reductions in order to provide property tax relief. The current millage rate is providing the same amount of ad valorem funds that the Village received in FY 2007, although it does not provide for the cost of living increase or other increases in operating expenses and commodity costs. For example, health insurance costs have increased by 18 percent, while fuel costs have doubled. Reducing the millage rate to 7.65 percent, in accordance with the State's recommendation, would result in a loss of \$158,000 in revenues, necessitating significant and untenable service and personnel cuts. The prospect of additional mandated property tax reductions will continue to challenge the Village and its financial feasibility.<sup>19</sup>

Because the Village is substantially built out within its existing boundaries, the annexation of adjacent or proximate unincorporated areas represents one of the only opportunities to substantially increase the tax base. In particular, the Village should prioritize the annexation of lands with a more diverse mix of non-residential uses to generate more revenues and reduce vulnerability to property tax reductions. Increasing the non-residential tax base will provide the Village with the resources necessary to provide quality services to annexation areas and within its current boundaries.

The Village is bounded by the City of North Miami to the north, Miami Shores Village to the south, and unincorporated Miami-Dade County to the east and west (Figure I.1). As can be seen, unincorporated Miami-Dade County extends from the Village boundary to Biscayne Bay on the east, and to Interstate 95 and beyond on the west. These areas are the most likely candidates for annexation into the Village of Biscayne Park due to contiguous borders and natural boundaries.

In July 2004, Florida International University's Metropolitan Center conducted an Annexation Feasibility Study at the request of an elected official.<sup>20</sup> This Study evaluated four potential annexation areas, listed and described as follows:

- Barry (bounded by NE 121 Street to the north, NE 107 Street to the south, NE 2<sup>nd</sup> Avenue to the west, and Griffing Boulevard to the east);

<sup>19</sup> *The Village of Biscayne Park Proposed Budget for FY 2008*, August 16, 2007

<sup>20</sup> Florida International University Metropolitan Center, *Village of Biscayne Park Annexation Feasibility Study*, July 6, 2004

## Village of Biscayne Park Comprehensive Plan Evaluation and Appraisal Report

- Peach Tree (bounded by NE 121 Street to the north, NE 107 Street to the south, Biscayne Boulevard to the east, and the East Coast Railroad to the west);
- Bayshore (bounded by Bayshore Drive to the north, NE 105 Street to the south, Biscayne Bay to the east, and Biscayne Boulevard to the west), and;
- Davis Harbor (bounded by NE 91 Street to the north, NE 87 Street to the south, Biscayne Boulevard to the east, and NE 6 Avenue to the west).

The afore-mentioned Annexation Feasibility Study evaluated the potential fiscal impact of annexing these areas under different millage rates. Under each of these scenarios, it was estimated that the Village's annual revenues and expenditures would increase more than fivefold as a result of annexing these areas.

It is recommended that the Village reevaluate the feasibility of annexing adjacent areas in a phased approach. The Peach Tree area, or some portion thereof, should be evaluated as the top priority for potential annexation, followed by the Barry area. In the event that the Peach Tree area is annexed, further consideration could be given to the Bayshore and Davis Harbor areas; however, it is highly unlikely that these areas could be successfully annexed at this time or in the five or ten year planning horizons.

In addition to annexations, the Village should also consider other mechanisms to increase its financial feasibility through grants, user fees, special districts, and other potential mechanisms. There are a number of grants that are available to municipalities in order to implement specific projects and initiatives. It is recommended that the Village aggressively seek grant funding to implement key projects during the planning period.

#### 4. Recommendations

The following amendments to the Village of Biscayne Park's Comprehensive Development Plan are recommended to address issues pertaining to Issue II.D., "Fiscal Management".

##### a. Intergovernmental Coordination Element

**Recommendation II.D.IC-1.** Add a new Policy under Objective 1 stating that the Village shall coordinate with Miami-Dade County and other jurisdictions in order to evaluate the feasibility of annexing adjacent unincorporated areas, with the area bounded by NE 121 Street to the north, NE 107 Street to the south, Biscayne Boulevard to the east, and the East Coast Railroad to the west identified as the top priority and the area bounded by NE 121 Street to the north, NE 107 Street to the south, NE 2<sup>nd</sup> Avenue to the west, and Griffing Boulevard to the east identified as the second priority.

##### b. Capital Improvements Element

**Recommendation II.D.CI-1.** This Element should be amended in its entirety to update all dates, references, intergovernmental coordination procedures, service agreements, and timelines.

**Recommendation II.D.CI-2.** Add a new Policy under Objective 2 stating that the Village shall identify and implement strategies to maintain and increased its financial feasibility and supplement its tax base with grants and other funding sources that might be available in order to implement specific projects, increase levels of service, and provide an improved quality of life to existing and future residents, businesses, and visitors.

**Recommendation II.D.CI-3.** Add a new Policy under Objective 2 stating that the Village shall evaluate the feasibility of annexing adjacent areas in order to increase its financial feasibility and improve service delivery.

**Recommendation IC-10.** Add the following new Policy under Objective 1 stating that the Village shall enter into interlocal agreements, including service delivery agreements, as appropriate with other agencies and shall identify joint planning areas as appropriate with adjacent jurisdictions to achieve shared planning goals.

**Recommendation IC-11.** Add a new Policy under Objective 1 stating that the Village shall coordinate with Miami-Dade County and other jurisdictions in order to evaluate the feasibility of annexing adjacent unincorporated areas, with the area bounded by NE 121 Street to the north, NE 107 Street to the south, Biscayne Boulevard to the east, and the East Coast Railroad to the west identified as the top priority and the area bounded by NE 121 Street to the north, NE 107 Street to the south, NE 2<sup>nd</sup> Avenue to the west, and Griffing Boulevard to the east identified as the second priority.

**Recommendation IC-12.** Add a new Objective calling for coordination with the appropriate federal, State, regional and local agencies in the achievement of environmental protection and restoration goals, and preservation of the Village's natural environment. Include new policies addressing:

- air quality protection;
- water quality protection;
- water supply protection;
- natural areas protection;
- the use of native landscaping materials, and xeriscaping;
- soil protection and conservation, and;
- the implementation of other environmental and resource protection goals.

**Recommendation IC-10.** Add the following new Policy under Objective 1 stating that the Village shall enter into interlocal agreements, including service delivery agreements, as appropriate with other agencies and shall identify joint planning areas as appropriate with adjacent jurisdictions to achieve shared planning goals.

**Recommendation IC-11.** Add a new Policy under Objective 1 stating that the Village shall coordinate with Miami-Dade County and other jurisdictions in order to evaluate the feasibility of annexing adjacent unincorporated areas, with the area bounded by NE 121 Street to the north, NE 107 Street to the south, Biscayne Boulevard to the east, and the East Coast Railroad to the west identified as the top priority and the area bounded by NE 121 Street to the north, NE 107 Street to the south, NE 2<sup>nd</sup> Avenue to the west, and Griffing Boulevard to the east identified as the second priority.

**Recommendation IC-12.** Add a new Policy under Objective 1 stating that the Village shall coordinate with the South Florida Water Management District, Miami-Dade County, the City of North Miami, and other agencies as appropriate to support the implementation of the Lower East Coast Water Supply Plan, and other water plans and conservation efforts.

**Recommendation IC-13.** Add a new Objective calling for coordination with the appropriate federal, State, regional and local agencies in the achievement of environmental protection and restoration goals, and preservation of the Village's natural environment. Include new policies addressing:

- air quality protection;
- water quality protection;
- water supply protection;
- natural areas protection;
- the use of native landscaping materials, and xeriscaping;
- soil protection and conservation, and;
- the implementation of other environmental and resource protection goals.

## CHAPTER VI. PUBLIC PARTICIPATION SUMMARY

In 1998, the State of Florida revised the statutory requirements for the EAR to allow local governments to base their analysis on the key local issues that they are facing. In order to identify the key planning issues that the EAR will address, the Village conducted public Planning Board and Commission workshops on January 9, January 27, February 20 and March 20, 2007. In addition, these issues were discussed, and input was received, at the April 18, 2007 Interagency Scoping meeting.

Based on input received during this process, the Village identified five major issues for inclusion in the EAR. The five major issues are as follows:

1. Multi-modal transportation system;
2. Infrastructure and facility needs;
3. Maintaining and improving the built and natural environment;
4. Fiscal Management; and,
6. Intergovernmental and interagency coordination.

On May 15, 2007, the Village provided the Florida Department of Community Affairs (DCA) with a request for a Letter of Understanding regarding these issues, and the Town's proposed Scope of Work. On September 4, 2007, DCA provided a Letter of Understanding agreeing to the proposed issues and Scope, and suggesting that a discussion of affordable housing be included. In its September 27, 2007 response, the Village agreed to include an analysis of affordable housing issues to the extent that they pertain to and are relevant to the Village, although it does not agree that this issue should be given the same weight as the other issues identified in the May 15, 2007 Letter. This is due to the fact that the Village is a small, completely built-out residential community with limited prospects for new development and few options to increase the availability of housing within its boundaries. The existing housing stock is well-maintained and stable, and it is not anticipated that redevelopment will be a major factor during the planning period. The DCA Letter of Understanding, as well as the Town's proposed Scope of Work, a detailed issue matrix, and related correspondence are included in this report as Appendix A.

As per the requirements of Section 163.3191, Florida Statutes, the following is an analysis of the Village's identified EAR issues, their impacts, and corrective measures, including plan amendments, needed to address these issues.

# Village of Biscayne Park, Florida

## 2025 Comprehensive Plan Adopted Component (Amended October 5, 2010)



Prepared for the Village by:

Bell David Planning Group

- Policy 1.4 The Village will adopt any Land Development Regulations deemed necessary to implement the Intergovernmental Coordination Element or any interlocal agreements.
- Policy 1.5 Although the Village is exempt from the Public School Facilities Element requirement and is not required to enter into the "Interlocal Agreement for Public School Facility Planning in Miami-Dade County", it will coordinate with Miami-Dade County Public Schools, as appropriate, and will utilize the procedures outlined in Sections 1013.33, F.S., in order to evaluate the appropriateness of prospective public school sites within the Village.
- Policy 1.6 The Village will support, as appropriate, Miami-Dade County's development and implementation of the Water Supply Facilities Workplan required by Florida Statute, and the water conservation efforts of other agencies.
- Policy 1.7 The Village will coordinate with adjacent jurisdictions to address extra-jurisdictional impacts of development proposals, if any.
- Policy 1.8 The Village will enter into interlocal agreements, including service delivery agreements, as appropriate with other agencies and will identify joint planning areas as appropriate with adjacent jurisdictions to achieve shared planning goals.
- Policy 1.9 The Village may, extent feasible, coordinate with Miami-Dade County and other jurisdictions in order to evaluate the feasibility of annexing adjacent unincorporated areas, with the area bounded by NE 121 Street to the north, NE 107 Street to the south, Biscayne Boulevard to the east, and the East Coast Railroad to the west identified as the top priority and the area bounded by NE 121 Street to the north, NE 107 Street to the south, NE 2<sup>nd</sup> Avenue to the west, and Griffing Boulevard to the east identified as the second priority.
- Policy 1.10 The Village will coordinate with the South Florida Water Management District, Miami-Dade County, the City of North Miami, and other agencies as appropriate to support the implementation of the Lower East Coast Water Supply Plan, and other water plans and conservation efforts.



roxsross &lt;roxsross@gmail.com&gt;

---

## Village of Biscayne Park - municipal revenue options

---

**Ken Small** <KSmall@flcities.com>

Wed, Aug 21, 2013 at 12:20 PM

To: "Rox@roxross.com" &lt;Rox@roxross.com&gt;

Cc: Lynn Tipton &lt;LTipton@flcities.com&gt;

Thank you, Commissioner, for the very nice comments on my Conference presentation.

I carefully read through the annexation PowerPoint, and I find it to be accurate. I see it definitely as a win-win to the Village. The strong tax base this area has, together with additional expenses be a fraction of the new revenues is what most cities dream for in an annexation. The significant increase in taxable value will definitely have a very positive impact on future millage levies if the annexation occurs.

Furthermore, the renter/voters, that will be in the two apartment complexes, tend to have much lower voter turnout compared to owner-occupied housing, so that potential issue should be minor. That's my best opinion as I see it!! -ken small

---

**From:** [roxsross@gmail.com](mailto:roxsross@gmail.com) [mailto:[roxsross@gmail.com](mailto:roxsross@gmail.com)] **On Behalf Of** Commissioner Rox Ross

**Sent:** Monday, August 19, 2013 7:04 PM

**To:** Ken Small

**Subject:** Village of Biscayne Park - municipal revenue options

[Quoted text hidden]



**Annexation Report\_Agenda\_Item\_7.a\_Regular\_Commission\_Meeting\_07\_09\_2013.pdf**

2865K



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**RESOLUTION 2013-46**

A RESOLUTION OF THE VILLAGE COMMISSION OF THE VILLAGE OF BISCAYNE PARK, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO ENGAGE MUNICIPAL PLANNERS TO COLLECT DATA, PREPARE NECESSARY REPORTS AND A FORMAL APPLICATION FOR SUBMISSION TO MIAMI-DADE COUNTY TO ANNEX INTO THE VILLAGE OF BISCAYNE PARK AN AREA REFERRED TO AS “BISCAYNE CORRIDOR ANNEXATION AREA,” BORDERED ON THE WEST-SIDE BY THE FEC RAILWAY, ON NORTH-SIDE BY NORTHEAST 121 STREET, ON THE EAST-SIDE BY BISCAYNE BOULEVARD, ON THE SOUTH-SIDE BY NORTHEAST 119 STREET, EXCEPT THAT BETWEEN NORTHEAST 16 AVENUE AND BISCAYNE BOULEVARD THE SOUTH BORDER SHALL EXTEND TO THE POINT WHERE NORTHEAST 16 AVENUE AND BISCAYNE BOULEVARD INTERSECT NEAR 116 STREET; AND TO IMPLEMENT A PLAN FOR PUBLIC ENGAGEMENT OF PROPERTY OWNERS OF THE BISCAYNE CORRIDOR ANNEXATION AREA; PROVIDING FOR AN EFFECTIVE DATE

25 WHEREAS, in conformance with statutory requirements, the Village of Biscayne Park  
26 (“Village”) undertook an evaluation and appraisal of the Comprehensive Plan, which included  
27 extensive public, Planning Board and Commission participation, with workshops held on January 9,  
28 January 27, February 20 and March 20, 2007, and a Planning Board public hearing on February 11,  
29 2008, resulting in the 2008 Comprehensive Plan Evaluation and Appraisal Report (“2008 EAR”); and,

30 WHEREAS, the 2008 EAR, in part, recommended that the Village implement a new  
31 Comprehensive Plan policy to coordinate with Miami Dade County and other jurisdictions in order to  
32 evaluate the feasibility of annexing adjacent unincorporated areas, and identified the area east of the  
33 FEC Railway as the top priority area, followed by an area to the west of the Biscayne Canal as a second  
34 priority.<sup>1</sup>

35 WHEREAS, after two public hearings on March 4 and August 5, 2008, the Village  
36 Commission unanimously approved Ordinance No. 2008-2, adopting the 2008 EAR for submittal and  
37 review by the Florida Department of Community Affairs through the South Florida Regional Planning  
Council (“State Agency”) pursuant to and in accordance with Section 163.3191, Florida Statutes; and,

---

<sup>1</sup> The 2008 EAR cited for reference a *Village of Biscayne Park Annexation Feasibility Study*, issued by Florida International University Metropolitan Center, July 6, 2004, which evaluated four potential annexation areas.

1 WHEREAS, the 2008 EAR was found to be sufficient by the State Agency, and after two  
2 additional public hearings on March 16, and October 5, 2010, the Village Commission unanimously  
3 approved Ordinance No. 2010-3, adopted the 2025 Comprehensive Plan Adopted Component  
4 (Amended October 5, 2010) ("Adopted Components"), amending the Village Comprehensive Plan;  
5 and,

6 WHEREAS, one of the Adopted Components addresses evaluating the feasibility of annexing  
7 adjacent unincorporated areas as described above; and,

8 WHEREAS, the Village Commission desires to coordinate with Miami Dade County and other  
9 jurisdictions for the annexation of unincorporated areas adjacent to the Village, in particular the area  
10 referred to as the Biscayne Corridor Annexation Area, bordered on the West-Side by the FEC Railway,  
11 on the North-Side by Northeast 121 Street, on the East-Side by Biscayne Boulevard, on the South-Side  
12 by Northeast 119 Street, except that between Northeast 16 Avenue and Biscayne Boulevard the South  
13 Border shall extend to the Point where Northeast 16 Avenue and Biscayne Boulevard intersect near 116  
14 Street; and,

15 WHEREAS, the Village Commission finds that the proposed annexation is in the best interest  
16 of the Village and that it satisfies the goals, objectives and policies of the Village Comprehensive Plan  
17 as amended.

18 NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COMMISSION OF THE  
19 VILLAGE OF BISCAYNE PARK, FLORIDA:

20 **Section 1:** That the above recitals are true and correct and are incorporated herein by this  
21 reference.

22 **Section 2:** The Village Manager is authorized to engage Municipal Planners to collect data,  
23 prepare necessary reports, documentation and a formal application for submission to Miami Dade  
24 County to annex into the Village an area referred to as the Biscayne Corridor Annexation Area,  
25 bordered on the West-Side by the FEC Railway, on the North-Side by Northeast 121 Street, on the  
26 East-Side by Biscayne Boulevard, on the South-Side by Northeast 119 Street, except that between  
27 Northeast 16 Avenue and Biscayne Boulevard the South Border shall extend to the Point where

Northeast 16 Avenue and Biscayne Boulevard intersect near 116 Street, as specifically delineated in the attached Exhibit A; and to implement a plan for public engagement of property owners of the Biscayne Corridor Annexation Area.

**Section 3:** That this resolution shall be effective immediately upon adoption by majority vote of the Village Commission of the Village of Biscayne Park, Florida.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**The foregoing resolution upon being put to a vote, the vote was as follows:**

---

Noah Jacobs, Mayor

Mayor Jacobs: \_\_\_\_\_  
Vice Mayor Anderson: \_\_\_\_\_  
Commissioner Cooper: \_\_\_\_\_  
Commissioner Ross: \_\_\_\_\_  
Commissioner Watts: \_\_\_\_\_

Attest:

Maria C. Camara, Village Clerk

Approved as to form:

Village Attorney